

County in Liber 326, folio 168, George M. Snook and Mora M. Snook, his wife, conveyed unto Sophia A. Geesey, in fee simple, a parcel of land described by metes and bounds, courses and distances; and further described as containing two (2) acres of land and as being part of a parcel of land conveyed unto George M. Snook by William H. Todd, et ux. by deed dated 5 January 1881 and recorded among the Land Records of Frederick County in Liber W.I.P. 13, folio 392 (a copy of the deed found recorded in Liber 326, folio 168 being attached hereto as Complainants' Exhibit No. 1), said two (2) acre parcel being hereinafter referred to as the "PROPERTY."

2. That by mesne conveyances, the PROPERTY was conveyed unto the Complainants herein by deed dated 26 January 1968 from Clarence I. Gilbert and Yvonne Y. Gilbert, his wife, and recorded among the Land Records of Frederick County in Liber 779, folio 62. (A copy of said deed is attached hereto as Complainants' Exhibit No. 2.)

3. That your Complainants are in actual, peaceable possession of the PROPERTY under color of title.

4. That subsequent to the conveyance from George M. Snook, et ux., to Sophia A. Geesey, as described in Paragraph 1 above, Helen F. Mock, unmarried, conveyed unto Eutaw M. Snook and Lottie W. Snook, as joint tenants, and not as tenants in common, all the land of which George M. Snook died seized and possessed which he obtained from William H. Todd, et ux. by deed dated 25 January 1881 and recorded among the Land Records of Frederick County in Liber W.I.P. 13, folio 392; less the conveyance unto Sophia A. Geesey of two (2) acres, more or less; plus an unrecorded conveyance; all as more fully described in a deed dated 1 September 1944 and recorded among the Land records of